

PB# 74-28

Joseph Bonura

Joseph Bonura Site Plan 74-28

filed with T.C.
January 10, 1975
9:11 AM

approved 11/13/74 SW.
site plan fee paid
1/9/75 SW.



Oxford

STOCK No. 1153 $\frac{1}{3}$

• • • • •

MADE IN U.S.A.

Morton
please review

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXXXX
Subdivision _____ as submitted by Ben Kittler, Jr
for the building or ~~subdivision~~ of Mary E. Bonura (Perkin's Pancake)
has been reviewed by me and is approved XXXXXX disapproved _____

If disapproved, please list reason.

Approval given according to submitted map indicating size of line and materials to be used for the installation.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

Lyman D. Masten
SANITARY SUPERINTENDENT

10/31/74
DATE

Site Plan Review - Water Dept.
In Joseph Bonura

September 11, 1974

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Perkins Pancake House
Subdivision _____ as submitted by Joseph Bonura
for the building ~~xxxxsubdivisionxxx~~ Route 32, New Windsor
has been reviewed by me and is approved X disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT _____

DATE _____

Site Plan - Joseph Bonura

Sewer

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXX
Subdivision _____ as submitted by Ben Kittler Jr
for the building or subdivision of Mary E. Bonura
has been reviewed by me and is approved _____ disapproved XXXXX

If disapproved, please list reason.

Insufficient information relating to waste disposal lateral.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

Lyman M. Masten
SANITARY SUPERINTENDENT

August 15, 1974
DATE

Site Plan Fee pd. 1/9/75
Site Plan Approved 11/10/74
S.S.

MARY E. BONURA
SARVIS LANE - R.D. 1
NEWBURGH, N. Y. 12550

784

PAY TO THE
ORDER OF

Town of New Windsor

Jan. 9 1975 50-757
213

\$ 100.00

One hundred

no
100

DOLLARS



THE FIRST NATIONAL BANK
OF HIGHLAND
Newburgh, NEW YORK

MEMO P/B Site Plan

Mary E. Bonura

+ 0213 07571 - 21 05415 71

MARY E. BONURA
SARVIS LANE - R.D. 1
NEWBURGH, N. Y. 12550

785

PAY TO THE
ORDER OF

Norman Green

Jan. 9 1975 50-757
213

\$ 15.00

Fifteen

no
100

DOLLARS



THE FIRST NATIONAL BANK
OF HIGHLAND
Newburgh, NEW YORK

MEMO P/B Engineer's Fee

Mary E. Bonura

+ 0213 07571 - 21 05415 71

RECEIVED
NOV 12 1974

112 Dickson Street
Newburgh, NY 12550

NEW WINDSOR PLANNING BOARD

November 8, 1974

John G. Stanton, Attorney
33 Quassaick Avenue
Newburgh, NY 12550

RE: PERKINS PANCAKE RESTAURANT
ROUTE 32 AND 94, TOWN OF NEW WINDSOR

Dear Sir:

In reference to the plans submitted to this office, the plans do not follow through on my suggestions previously indicated to Mr. Kittler. To make the plan acceptable the following modifications are needed:

1. The driveway to Route 94 should be a minimum of 22 feet wide and 90 degrees to the highway for approximately 50 feet.
2. Indicate 'cast-in-place' concrete curb on the driveway to Route 94.
3. A catch basin is needed where the proposed 18 inch C.M.P. will connect to the State's storm system, and the material and construction of the catch basin should be shown on the plan.

I am returning your plan, marked in red, to clarify my remarks. Upon receipt of three revised copies of the plan, a permit will be issued upon submission of the permit application, fees and deposit.

Very truly yours,

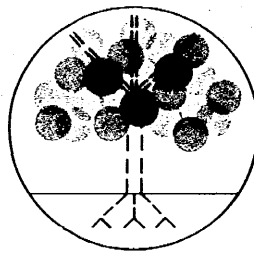
Lawrence L. Greer
Resident Engineer

Dominick Bello
BY: Dominick Bello
Assistant Resident Engineer

LIG:DB:jag
cc: Town of New Windsor Planning Board

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

September 16, 1974

Mr. Joseph Loscalzo, Chairman
Town of New Windsor Planning Board
17 Split Tree Drive
New Windsor, New York 12550

Re: Site Plan - Perkins Pancake House
(Mary Bonura) - Routes 32 and 94

Dear Mr. Loscalzo:

Our office has reviewed the application and site plan for the development of a pancake house on Routes 32 and 94. The shape of the site, with its irregular boundaries, makes for a difficult design and poses a number of on-site parking, circulation, and maneuverability problems. Recognizing the site's limitations, the following suggestions are, therefore, directed towards correcting these problems.

- a) Parking stalls 1-19 should be angular, with one-way movement exiting onto Route 94. Signs and arrows should appropriately be placed to indicate "exit only" and "one way" movement within the aisle.
- b) The proposed exit onto Route 32 should be eliminated. The proposed entrance to the site from Route 32 should be combined into a single entrance and exit. Turning movements at this point would be permitted in either direction. However, a short acceleration lane should be considered to permit the continuous flow of vehicles exiting from the site onto Route 32 (travelling in a northeasterly direction). Parking stalls located close to the entrance-exit should be done so cautiously so as to avoid problems.

Mr. Joseph Loscalzo
Re: Site Plan (NWT 74-13-M)

-2-

September 16, 1974

- c) Parking stalls 39-43 should be designed so as to be parallel with the concrete block retaining wall.
- d) Parking stalls 34-38 may be difficult and not easy to park in and could be in conflict with vehicles travelling around the building. If the building is shifted somewhat closer to parking stalls 13-19, parking in stalls 34-38 would be easier and there would be greater visibility from around the building, eliminating possible congestion and conflicts. Directional indicators and/or signs should be appropriately placed.
- e) Additional parking and/or any relocated parking spaces could be obtained in the vicinity of the eliminated exit onto Route 32.

Very truly yours,



Joel Shaw
Senior Planner

JS:mj
cc: Ben Kittler, Jr. & Assoc.



BEN KITTLER, JR. & ASSOCIATES

PLANNING SURVEYING ENGINEERING DESIGN

ROUTE 17K

NEWBURGH, N. Y. 12560

RECEIVED

SEP 11 1974

August 16, 1974

NEW WINDSOR PLANNING BOARD

Mr. Dominick Bello
New York State Dept. of Transportation
112 Dickson St.
Newburgh, N.Y. 12550

Dear Mr. Bello;

I have enclosed a map showing the proposed development of the Perkins Pancake House in the Town of New Windsor, Orange County, New York; property is located on Tax Map Section 61, Block 3, Lot 1 & 3.

A preliminary hearing before the Town of New Windsor Planning Board was held August 13 at which time we were told to secure curb cut permits from the New York State Department of Transportation.

As shown on our map we have proposed an entrance and exit from New York State Highway No. 32 just south of the intersection of Old Temple Hill Road and an entrance and exit from New York State Highway No. 94 located approximately 200 feet east of the junction of New York State Highway No. 32.

We are scheduled for a public hearing September 11 during which time we have to make whatever revisions necessary and road drawing specifications to secure curb cut permits from your office.

I will call you late next week and discuss any comments you may have regarding this development.

Very truly yours,

BEN KITTLER, JR. & ASSOC.

Ben Kittler, Jr.
Ben Kittler, Jr.
Pres.

BK/bw
Encl.



Telephone: 914-562-0043

BEN KITTLER, JR. & ASSOCIATES

PLANNING SURVEYING ENGINEERING DESIGN

ROUTE 17K

NEWBURGH, N. Y. 12550

August 16, 1974

Mr. Masten
Town of New Windsor Sewer Department
555 Union Ave.
Town of New Windsor Town Hall
New Windsor, New York

Dear Mr. Masten;

I represent Mr. Joseph Bonura who is planning the development of a Perkins Pancake House in the Town of New Windsor, Orange County, New York. This property is located on Tax Map, Section 69, Block 3, Lot 1 & 3.

We propose a connection to your existing sewer facilities on Old Temple Hill Road (in front of the Vails Gate Post Office.)

This is in Sewer District No. 7 and the proposed tie-in to manhole No. 38 which is a 8" line flowing down Old Temple Hill Road to a 10" line which runs along the east side of New York State Highway No. 32.

I have enclosed a map showing our proposed alignment from the building area to manhole No. 38.

We are scheduled for a public hearing on September 11 during which time we have to secure permits from your office.

I will call you next week regarding the necessary steps to secure this permit.

Very truly yours,

BEN KITTLER, JR. & ASSOC.

Ben Kittler, Jr.
Ben Kittler, Jr.
Pres.

BK/bw
Encl.



Telephone: 914-562-0048

BEN KITTLER, JR. & ASSOCIATES

PLANNING SURVEYING ENGINEERING DESIGN

ROUTE 17K

NEWBURGH, N. Y. 12550

August 16, 1974

Mr. Joseph Craig
Town of New Windsor Water Dept.
43-49 Route 9W
New Windsor, N.Y. 12550

Dear Mr. Craig;

I represent Mr. Joseph Bonura who is planning the development of a Perkins Pancake House in the Town of New Windsor, Orange County, New York. This property is located on Tax Map Section 69, Block 3, Lot 1 & 3.

We propose a connection to your existing water facilities on the east side of New York State Highway No. 32 which is an existing 10" water main in Water District No. 5 and the proposed connection is located approximately 350 feet north of the intersection of New York State Highway No. 94.

I have enclosed a map showing our proposed alignment from the building area to your existing 10" main.

WE are scheduled for a public hearing on September 11 during which time we have to secure permits from your office.

I will call you next week regarding the necessary steps to secure this permit.

Very truly yours,

BEN KITTLER, JR. & ASSOC.

Ben Kittler, Jr.
Ben Kittler, Jr.
Pres.

BK/bw
Encl.



Telephone: 914-562-0043

BEN KITTLER, JR. & ASSOCIATES

PLANNING SURVEYING ENGINEERING DESIGN
ROUTE 17K
NEWBURGH, N. Y. 12550

August 16, 1974

Mr. Vincent C. Poloniak
Orange County Planning Dept.
The Orange County Government Center
Goshen, N.Y. 10924

Dear Mr. Poloniak;

We have enclosed a copy of a proposed development for the Perkins Pancake House, entitled Survey for Mary E. Bonura. This parcel of land is located in the Town of New Windsor, Orange County, New York and shown on Tax Map Section 69, Block 3, Lot 1 & 3.

A preliminary presentation to the Town of New Windsor Planning Board was held August 14 at which time we were told to issue copies to the various planning departments for review; we are scheduled for a public hearing September 11 and would appreciate comments prior to that date should there be any necessary changes.

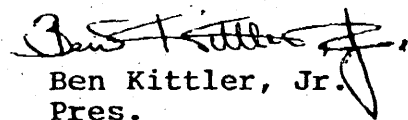
Some preliminary background on this proposed development would be:

- (1) A public eating establishment with 116 seating capacity.
- (2) 43 parking spaces designed at this time.
- (3) We will utilize existing Town Sewer and Water.
- (4) The entrance and exit shown from New York State Highway No. 32 on our map may be altered by the New York State Department of Transportation after their review.

I will call you at the end of next week after you have had an opportunity to review this survey to discuss any proposed revisions or comments.

Very truly yours,

BEN KITTLER, JR. & ASSOC.


Ben Kittler, Jr.
Pres.

BK/bw
Encl.



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

September 5, 1974

Mrs. Mary Bonura
% Perkins Pancake House
North Plank Road
Newburgh, New York 12550

Dear Mrs. Bonura:

Engineering fees for site plan inspection are \$16.00. Please make check payable to the Town of New Windsor. This to be mailed to the Planning Board.

We are awaiting more site plans that you were to deliver to the Building Inspector's office so they could be forwarded to the proper offices.

Enclosed is a site plan application to be filled out and returned to the Planning Board.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

(914) 356-0217

August 17, 1974

Town of New Windsor Planning Board
Subject: Site Plan-Mary E. Bonura.

This plan meets the requirements of Section 48-34 of the Zoning Ordinance, but should have the following changes prior to final approval.

Parking spaces #39 thru #43 should be angled so as to be parallel with the block wall adjacent to space #39. At the angle shown, space #39 would be extremely difficult to use.

Proposed final elevations should be indicated at building corners and curb cuts to indicate flow direction of storm water.



cc. Ben Kittler, Jr.



COUNTY OF ORANGE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

October 8, 1974

Mr. Joseph Loscalzo, Chairman
New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Mary Bonura - Perkins Pancake House

Dear Sir:

I am returning herewith a copy of your letter in reference to the above subject pancake house.

We do not find any plans delivered to this office by Mr. Ritter. Thank you for considering this department, but Route 32 through New Windsor is a State road.

Very truly yours,

LOUIS J. CASCINO,
Commissioner

WCPSR:rmh
Encls.

By:

William C. Price, Sr.
William C. Price, Sr., L.S.
Senior Engineer

**HIGHWAY MAP OF
ORANGE COUNTY
NEW YORK**

This map illustrates the highway network of Orange County, New York. Major features include:

- Towns and Villages:** Port Jervis, Middletown, Goshen, Newburgh, and others.
- Highways:** I-84, I-87, and various County Routes (CR).
- Geographical Features:** Pine Bush, Thompson Ridge, and Bear Mountain Bridge.
- Infrastructure:** A north arrow is provided for orientation.



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

September 22, 1974

Orange County Highway Department
Route 17 M
Goshen, New York

Gentlemen:

Subject: Mary Bonura- Perkins
Pancake House

We would appreciate at your earliest convenience a report on the Mary Bonura Site Plan located on Route 32 in New Windsor. Mr. Ritter informed us that he delivered these plans to you.

Respectfully,

Joseph Loscalzo
Joseph Loscalzo
Chairman

JL:sh

RECEIVED

SEP 25 1974

ORANGE COUNTY D. P. W.
HIGHWAY DEPT.
Wm. C. PRICE SR. L. S.

ZONE LB

- (1) MINIMUM LOT SIZE 10,000 SQ. FT.
- (2) " " WIDTH 100 FT.
- (3) " " DEPTH 100 FT.
- (4) " FRONT YARD 40 FT.
- (5) " SIDE YARD 15 FT.
- (6) " REAR YARD 15 FT.
- (7) MAXIMUM BLDG. HEIGHT 35 FT. OR 2 STORIES
- (8) 1 PARKING SPACE FOR EACH 3 SEATS

NEW YORK STATE HIGHWAY NO. 32

SEE DETAIL "A"

REMOVE 3' CONC. GUTTER

N.Y. NO. 9033

PLACE ASPHALT SHOULDER

CAST IN PLACE CONC. CURB

TOP 102.46
INV. 97.49

PROPOSED 10' X 40' BLDG. 116 SEAT. CAPACITY

SHRUBS

ROAD

NOTE: GREASE TRAPS INSTALLED INSIDE BLDG. AREA BY PAT McPHERSON CO. (914) 471-5274 (MINIMUM 5 GAL. CAP.)

NOTE: INSTALL CLEAN-OUT FROM ELBO.

CURB END SECTION

OLD TEMPLE HILL

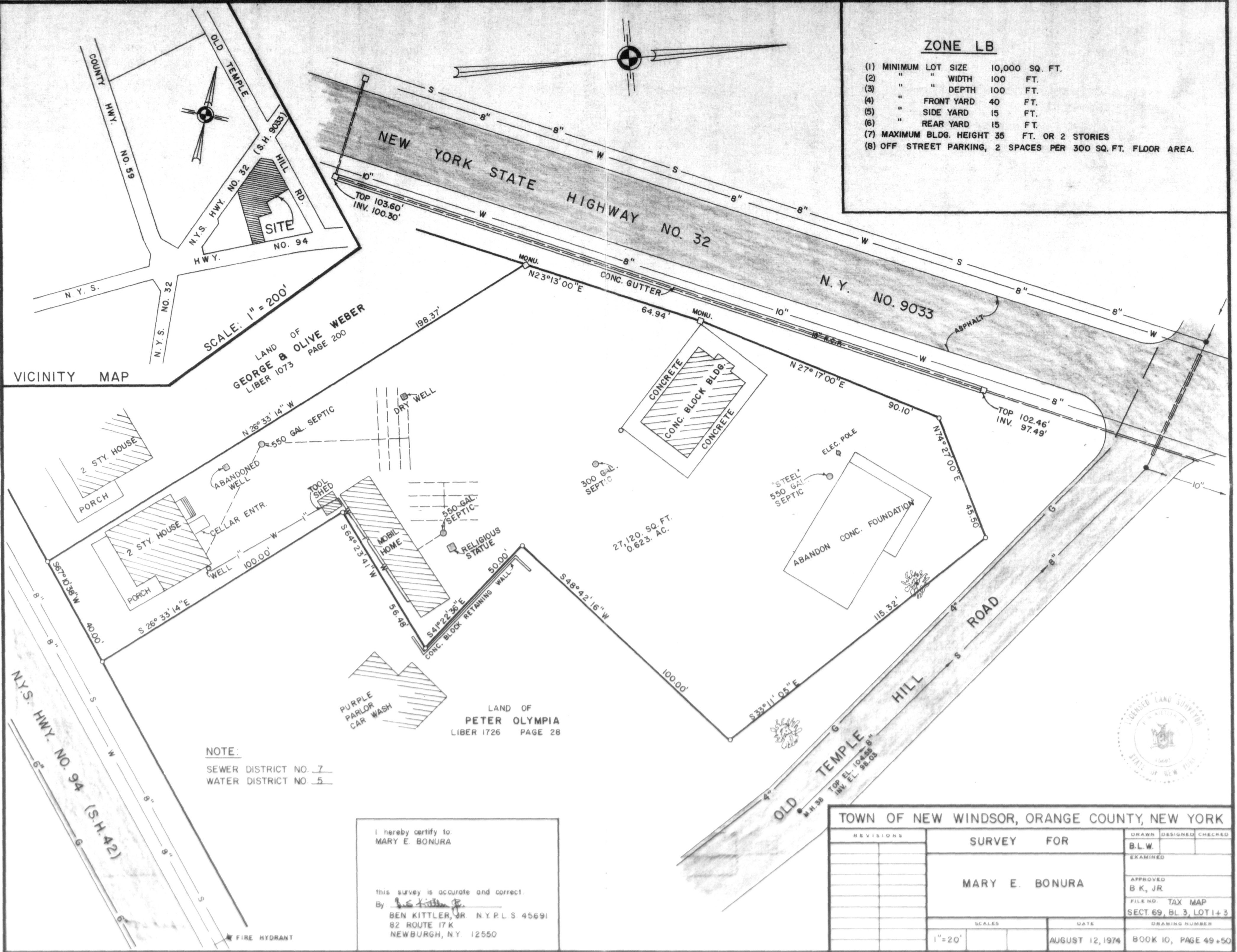
APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON Nov 13/74 BY *Albert J. Hagan*



MARY E. BONURA

5-0-T REQUIREMENT FOR CURB, 10-1-74 REV. PARKING SIGN SHOW STORM DRAIN SEWER SEE 100, DETAIL "A" 11/10/74

SEWER DIST. NO. 7
WATER DIST. NO. 5



ZONE LB

- (1) MINIMUM LOT SIZE 10,000 SQ. FT.
- (2) " " WIDTH 100 FT.
- (3) " " DEPTH 100 FT.
- (4) " FRONT YARD 40 FT.
- (5) " SIDE YARD 15 FT.
- (6) " REAR YARD 15 FT.
- (7) MAXIMUM BLDG. HEIGHT 35 FT. OR 2 STORIES
- (8) OFF STREET PARKING, 2 SPACES PER 300 SQ. FT. FLOOR AREA.

NOTE:
SEWER DISTRICT NO. 7
WATER DISTRICT NO. 5

I hereby certify to:
MARY E. BONURA

this survey is accurate and correct.

By BEN KITTLER, JR.
BEN KITTLER, JR. N.Y.P.L.S. 45691
82 ROUTE 17K
NEWBURGH, NY 12550

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

REVISIONS		SURVEY FOR		DRAWN DESIGNED CHECKED	
				B.L.W.	
				EXAMINED	
		MARY E. BONURA		APPROVED	
				B.K., JR.	
				FILE NO. TAX MAP	
				SECT. 69, BL. 3, LOT 1+3	
				DRAWING NUMBER	
				BOOK 10, PAGE 49+50	
		SCALE		DATE	
		1"=20'		AUGUST 12, 1974	

EXISTING